



Tim Tozer LDW <timothy.tozer@gsa.gov>

Fwd Qualified Transferee Information and Qualified Operator Information

Kevin Terry WPXWA kevin.terry@gsa.gov
To: "Tim Tozer (LDW)" <timothy.tozer@gsa.gov>

It arrived
KT

----- Forwarded message -----

From: **Ray Flores** (b) (6)
Date: Wed, Nov 24, 2021 at 2:53 PM
Subject: Qualified Transferee Information and Qualified Operator Information
To: Kevin Terry <kevin.terry@gsa.gov>
Cc: Eric Trump (b) (6), Adam Rosen (b) (6), Hulse, Brian (b) (6), Brett Banks <brett.banks@gsa.gov>

Kevin,

As discussed, in connection with the proposed assignment of Tenant's interests in the Ground Lease to a subsidiary of CGI Merchant Group, LLC and the rebranding of the Hotel as a Waldor, enclosed please find (x) the Qualified Transferee Information and (y) the Qualified Operator Information.





We are overnighting hard copies to you and your regional counsel today. Should you have any questions, please do not hesitate to reach out to me.

Thank you,
Ray

Raymond Flores
Vice President, Acquisitions & Development
725 Fifth Avenue | New York, NY | 10022
p: (b) (6) | f: 212.836.3202 | c: (b) (6)
(b) (6) trump.com

Kevin M. Terry
Senior Realty Contracting Officer
US General Services Administration
Office of Portfolio Management & Real Estate
1800 F Street, NW, Suite No. 4152
Washington, DC 20405
Desk: 202-708-4600
Cell: (b) (6)

4 attachments

-  **Trump Old Post Office GSA Package Letter (00076052xE65DA) PDF**
115K
-  **FUND H Organizational Charts GSA pdf**
222K
-  **FUND H Financial Package GSA pdf**
381K
-  **FUND H GSA Presentation pdf**
6338K

Trump Old Post Office LLC

725 Fifth Avenue
New York, New York 10022

Adam L. Rosen
Assistant General Counsel
Tel.: (b) (6)
Email: (b) (6)

November 24, 2021

VIA FEDERAL EXPRESS

United States General Services Administration
Office of Portfolio Management and Real Estate - Suite 7600
7th & D Streets, S.W.
Room 7660
Washington, D.C. 20407
Attn: Kevin Terry

United States General Services Administration
Office of Regional Counsel, Suite 7048
7th & D Streets, S.W.
Washington, D.D. 20407
Attn: Regional Counsel

Re: Ground Lease, dated as of August 5, 2013 (as amended, the “**Ground Lease**”)¹, by and between the United States of America, acting by and through the Administrator of General Services and Trump Old Post Office LLC

Ladies and Gentlemen,

As discussed, in connection with the proposed assignment of Tenant’s interests in the Ground Lease to a subsidiary of CGI Merchant Group, LLC and the rebranding of the Hotel as a Waldorf Astoria, pursuant to the terms of Article XV of the Ground Lease, enclosed please find (x) the Qualified Transferee Information and (y) the Qualified Operator Information. Thank you.

TRUMP OLD POST OFFICE LLC

By: (b) (6)
Name: Adam L. Rosen
Title: Authorized Representative

¹ Capitalized terms used but not defined herein shall have the respective meanings ascribed thereto in the Ground Lease.

**CGI MERCHANT GROUP
ORGANIZATIONAL CHARTS**

Attn: U.S. General Services Administration

November 23, 2021

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CGI Hospitality Opportunity Fund I, LP and Affiliate

COMBINED BALANCE SHEET

September 30, 2021



DE LA HOZ, PEREZ & BARBEITO
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Partners of
CGI Hospitality Opportunity Fund I, LP and CGI Fund I, LP
Miami, Florida

Management is responsible for the accompanying combined balance sheet of CGI Hospitality Opportunity Fund I, LP and CGI Fund I, LP (collectively the "Funds") as of September 30, 2021, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the ACIPA. We did not audit or review the combined balance sheet nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide assurance on the accompanying combined balance sheet.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included with the accompanying combined balance sheet, they might influence the user's conclusions about the Funds' financial position. Accordingly, the accompanying combined balance sheet is not designed for those who are not informed about such matters.

De La Hoz, Perez & Barbeito, PLLC

November 23, 2021

CGI HOSPITALITY OPPORTUNITY FUND I, LP and CGI FUND I, LP
COMBINED BALANCE SHEET
AS OF SEPTEMBER 30, 2021
(EXPRESSED IN USD)

		Period Ended September 30, 2021
ASSETS AND LIABILITIES		
Assets		(b) (4)
Investments at Cost		
Unrealised Gain on Investments		
Investments at Fair Value		
Cash and Cash Equivalents		
Investments in Advance and Due from Affiliates		
Other Assets		
Liabilities		
Notes Payable		
Accounts Payable and Accrued Expenses		
Total Net Assets		
PARTNERS' CAPITAL		
Partners' Capital		(b) (4)
General Partner		
Limited Partners		
Total Partners' Capital		



November 24, 2021

TO: U.S. General Services Administration

FROM: CGI Hospitality Opportunity Fund I, LP (the "Fund")

COPIES: Trump Organization

RE: Contingent Uncalled Capital Commitments for the CGI Hospitality Opportunity Fund I, LP

(b) (4)

(b) (6)

Raoul Thomas
CEO, CGI Merchant Group

WALDORF ASTORIA WASHINGTON D.C.

A CONSCIOUS CERTIFIED HOTELSM

ATTN: United States General Services Administration

November 2021

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CONTACT



Investor Relations
786.581.4800
investor@cgimg.com